

Tax Increment Financing 101

Melissa Harrell,
City Administrator
City of Wahoo

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Course Objective

This course will provide a basic understanding of what tax increment financing is, and concepts associated with how it is used. This will include a review of the process from beginning to end, understanding of commonly used terminology, examples of projects, and suggestions for Clerks on how to keep everything organized throughout the life of a project.

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What we will be covering in this session:

- Our authority to provide TIF
- What is TIF (Tax Increment Financing)?
- Preparing for TIF in your community
- Project development and management
- After the project is completed
- Reporting requirements
- Micro TIF
- Examples

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Nebraska State Constitution Article VIII-12

VIII-12.
Cities or villages; redevelopment project; substandard and blighted property; incur indebtedness; taxes; how treated.

For the purpose of rehabilitating, acquiring, or redeveloping substandard and blighted property in a redevelopment project as determined by law, any city or village of the state may, notwithstanding any other provision in the Constitution, and without regard to charter limitations and restrictions, incur indebtedness, whether by bond, loans, notes, advance of money, or otherwise. Notwithstanding any other provision in the Constitution or a local charter, such cities or villages may also pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness all taxes levied by all taxing bodies on the assessed valuation of the property in the project area portion of a designated blighted and substandard area that is in excess of the assessed valuation of such property for the year prior to such rehabilitation, acquisition, or redevelopment. Cities and villages may pledge such taxes for a period not to exceed fifteen years, except that the Legislature may allow cities and villages to pledge such taxes for a period not to exceed twenty years, if, due to a high rate of unemployment combined with a high poverty rate as determined by law, more than one-half of the property in the project area is designated as extremely blighted.

When such indebtedness and the interest thereon have been paid in full, such property thereafter shall be taxed as is other property in the respective taxing jurisdictions and such taxes applied as all other taxes of the respective taxing bodies.

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What Authority are we given?

Being a Dillon's Law state, as a city or village we can only do what we are given permission to do.

All regulations associated with TIF are contained in these sections.

Legislature is continually tweaking them. Read/review them every time.

Nebraska Revised Statutes § 18-2101 to §18-2157

Also known as "Community Development Law"

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In Nebraska


TIF is used to address truly blighted properties

BUT, also one of the only plays in our community playbook for economic development that we control.



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WHAT IS TIF?



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Simple Explanation - Video

- <https://youtu.be/yH4ulBcj-Y0?feature=shared>

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Policy - Fundamentals of TIF

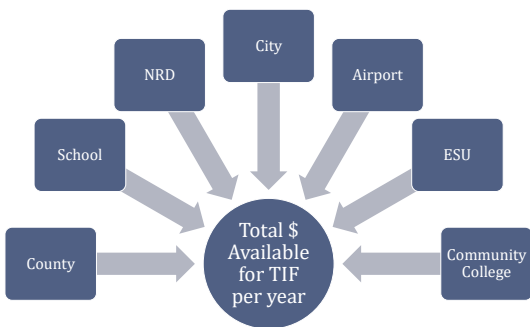
- Development must happen in designated areas - must be a reason why normal development is not happening
 - Blighted area
 - Substandard area
 - Under-developed areas
 - Economically distressed areas
- Improvement must include a public benefit
 - Installation of infrastructure
 - Parks or trail installation
 - Sidewalks
 - Meeting design standards that require special elements like historic exteriors or additional landscaping (for example)
 - Acquisition of undeveloped property or vacant property that is a public eyesore or detriment
- Must satisfy the test of "if not for TIF, this project would fail."

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Mechanics – Fundamentals of TIF

- Start with property that has low value
- Redeveloper makes improvements, increasing the value
- The difference between these two is the incremental value
- Property taxes – for all taxing entities – collected on the incremental value can be used to finance the improvement
- Property taxes collected on the incremental value for 15 years (sometimes 20) are what constitutes the max value of TIF to a redeveloper

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Example:

- Vacant downtown lot has current value of \$15,840
- Improvements are made so that when work is done, county assessor assigns total value of \$225,000
- Resulting in increase in value of \$209,160
- Current total tax rate is \$1.724617/\$100 of value
- Increase in property tax per year = \$3,607
- Total potential TIF = \$3,607 X 15 years = \$54,105
- Taxes on base value of \$15,840 still go to all the taxing entities



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PREPARING FOR TIF IN YOUR COMMUNITY



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Questions you need to be able to answer:

1. Who will make the decisions about TIF **in your community**?
2. What property **in your community** should be eligible for TIF?
3. What goals do you want to accomplish with the use of TIF **in your community**?
4. Who will be your legal representative?

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1. Who will make the decisions?

- **Community Development Agency (§18-2101.01)**
 - By ordinance
 - Consists of the governing body of the municipality
- **Community Redevelopment Authority or Limited Community Redevelopment Authority (§18-2102.01)**
 - By ordinance or by community ballot
 - Appointed board of 5 or 7 members, in staggered terms, by the Mayor or City Manager (in a City Manager form of government)

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2. What property will be eligible for TIF?

- Property must be designated Blighted and Substandard
 - Maximum limited by classification of municipality (§18-2103(3))
 - Villages - 100%
 - Second Class City - 50%
 - Metro, Primary and First Class City - 35%
 - Exceptions for formerly used defense sites and good life districts
- Property must have a general redevelopment plan adopted
- Typically prepared at the same time and contained in the same document

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Blight and Substandard Study/
General Redevelopment Plan

- Typically done by a consultant
- Makes findings that show how the property identified meets the definitions of Blight and Substandard as described in law (§18-2103(3))
- Process for adopting the study (§18-2109)
 - Reviewed by the Planning Commission at a **public hearing**, with a written recommendation submitted to the governing body within 30 days after the public hearing
 - Review by the Governing Body at a **public hearing**, followed by adoption of a resolution that declares property blighted and substandard

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What is proper notice of **public hearing**?

- Hearing must be held at least 10 days from the last publication of the notice (§18-2115.01(b))
- Published at least once a week for two consecutive weeks in paper of general circulation.
- Copy of the report must be posted on the City's website or made available for public inspection at a location designated in the City (§18-2109(4)).

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What is proper notice of **public hearing**?

- Public hearing notice (§18-2115.01)
 - Must be published and distributed to taxing entities
 - Must contain certain information (see next slide)
- Notice must be provided to:
 - Any registered neighborhood association within one-mile radius of area to be declared B/S
 - President or chairperson of the governing body of each county, school district, community college, educational service unit, and natural resources district

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Public Hearing Notice – Contents
(§18-2115.01(1(d)))

- For Blight and Substandard declaration
 - Time, date, place, and purpose of hearing
 - A map of sufficient size to show the area being considered
 - Information on where to find a copy of the study

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3. What do you want to accomplish?

- Not a requirement, but is a good practice
- Develop a guidance policy document
 - Should be adopted by the governing body
- Gives the decision makers "bumper rails" for TIF
- Provides backup in conversations with developers
- Keeps TIF in line with what the community wants

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What is in a TIF Guidance Policy?

- TIF Committee
- Application Process
- Use of TIF Funds
- General Approval Process
 - Who will finance a project (hold the note)? When will your community do that?
- Policy Statement
 - In Wahoo we have these priorities in this order: 1) Job creation, 2) Development of vacant land, 3) Commercial rehabilitation, 4) Retail use, and 5) Residential infill
- Often has application form or requirements

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4. Legal Representative

- Will this be your City Attorney or will this be outside counsel?
- How will they charge?
 - Lump sum for the project or hourly
- How will you recover this cost?
- If outside counsel, do their practices align with your community goals?
 - Are they very liberal in their interpretation of the Community Development Law?
 - Are they conservative?
 - Does this align with how your community wants to use TIF?

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CLERK ALERT:

- TIP: Create a binder for each Blight and Substandard Study/General Redevelopment Plan you've adopted
 - Plan
 - All approval process documents
 - Presentation information
- TIP: Copy or print off a calendar when scheduling your process
 - Mark your regular public meeting dates
 - Mark your posting and publication deadlines
 - Add these deadlines and dates to your calendar
- TIP: Create mailing labels for taxing entities – print several copies and use on mailing forms

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PROJECT DEVELOPMENT AND MANAGEMENT



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How is a project initiated?

Developer request

Community project – use an RFP Process

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Application – Wahoo’s Examples

- [2022-05-10 - Wahoo TIF Application](#)
- [2022-05-10 - TIF Application Worksheet](#)

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We have a project!

So now what????

	Project Development	<ol style="list-style-type: none"> 1. TIF Committee 2. Detail Negotiation 3. Legal Document
	Project Approval	<ol style="list-style-type: none"> 1. Timeline 2. Approvals
	Project Management	<ol style="list-style-type: none"> 1. Note Issuance 2. Tracking Deadlines 3. Notice to County Assessor

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Project Development

TIF Committee:

- Committee will likely have questions for the redeveloper but also need the opportunity to speak candidly about the project.
- These meetings are not open to the public.
- Having people who know what the community goals are and can vocalize these on the committee is good!

Need completed application submitted

Once you have the application – schedule TIF Committee meeting

- Will likely need a couple meetings – at least one should include the redeveloper

Put the attorney on notice of an upcoming project

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Negotiations of details

One of the most difficult parts of TIF

Redevelopers will need it yesterday

Redevelopers will want more than what you can offer

Sometimes politics will be involved

Rely on your TIF Policy

Do not advance until this is done

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Legal representation – preparation of documents

- Your legal representation sometimes does some of the negotiating, especially in larger projects.
- They must be comfortable with what you want to do because they have to represent you.
- If you community knows what they want before sending it to an attorney, you can sometimes get a better deal.
- It's going to be expensive. It is a recoverable expense.
- Their job is to help you protect your community.

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Legal Representation – Preparation of documents

- Don't be afraid to get creative.
- Make sure you review the documents.
- Give the attorney your standard meeting schedules and publication dates in advance.
- Layout a timeline with them so all expectations are expressed and able to be met.
- Do not advance until all parties agree the documents are correct.

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Project Documents

- Amendment to the General Redevelopment Plan showing the specific project to ensure project is in conformance with municipal planning
- Cost benefit analysis for each project (§18-2113)
 - Looks at tax shifts
 - Impact to public infrastructure, community public services, and local tax impacts
 - Impact on employers and employees of new or expanding firms as well as existing firms in the community or in the immediate area
 - Impacts on student populations of school districts in the city or area
 - Any other relevant impacts
- Redevelopment Contract

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Project Approval Process



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Public Hearing Notice – Contents (§18-2115.01(1(d)))

- For Redevelopment Plan
 - Time, date, place, and purpose of hearing
 - A map of sufficient size to show the area being considered
 - Where to find a copy of the cost-benefit analysis (must be posted on the City's website or made available for public inspection in a designated location)

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Approval documents

- Resolutions – approved by
 - Authority (CDA or CRA)
 - Planning Commission
 - Governing Body
- Prepared by your legal representative

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It's approved... now get the signatures!

- Should go without saying but this is an important step!
- Make sure all blanks are filled in on the agreement, all documents signed.
- Scan and send a copy to your legal representation and to the redeveloper
- Do not issue the note until all signatures are collected






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Project Management – Issuance of Notes

- At the back of a redevelopment agreement there is an example of a Promissory Note.
- The Redevelopment Agreement states when this should be issued.
- The holder of this note can use it to secure financing for the project improvements.
 - Redeveloper often takes the note to a bank to use it as collateral for a loan
 - Redevelopers can hold the note themselves if they have the capital to complete the project already... basically investing in themselves.
 - City can hold the note as well.
 - City's preference can be defined in the TIF Policy/Guidance Document

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Project Management – Tracking Deadlines

-  There are deadlines described in the agreement
-  Put these in your calendar
-  Track them
-  Inquire if redeveloper is getting close to a deadline
-  Report any concerns to your City Attorney or to your Governing Body

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Project Management – Notice to County Assessor

- It is your responsibility to provide notice to the County Assessor of the division of taxes on a property
- [https://revenue.nebraska.gov/sites/default/files/doc/pad/forms/Notice to Divide Tax for TIF.pdf](https://revenue.nebraska.gov/sites/default/files/doc/pad/forms/Notice%20to%20Divide%20Tax%20for%20TIF.pdf)
- Must be filed "On or before August 1 of the calendar year that the division of the real property tax becomes effective, the city/CRA must complete the required information specified on this Notice for each new TIF project and file the Notice and the required documents with the county assessor"
- Redevelopment Agreement defines the "effective date".

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CLERK ALERT:

- TIP: DO NOT FORGET to file the Notice to Divide Taxes. Leave yourself MANY notes in various locations with various people.
- TIP: Create a binder for each Redevelopment Project
 - Redevelopment Plan Amendment
 - Redevelopment Agreement
 - Promissory Note
 - Notice to Divide Taxes
 - Copies of your agreement and invoices for legal fees
 - All approval process documents
 - Presentation information

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CLERK ALERT:

- TIP: Copy or print off a calendar when scheduling your process
 - Mark your regular public meeting dates
 - Mark your posting and publication deadlines
 - Add these deadlines and dates to your calendar
- TIP: Create mailing labels for taxing entities – print several copies and use on mailing forms
- TIP: Prepare your Governing Body for how much the legal fees will be
- TIP: Include notices of posting and agenda in your binder
- TIP: Distribute the information to your board early. Do not wait until 2-3 days before the meeting

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Certificate of Completion

Document signed and submitted by the redeveloper or their engineer/architect stating that all work has been completed as per the terms of the agreement

↓

Must be accepted by the Authority

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Certification of Eligible Project Costs

- Redevelopment Agreement spells out what the TIF eligible expenses are
- Redevelopment Agreement states how much those will be
- Find that page in the Agreement
- Also likely in the cost-benefit analysis

TIF USES	
Cost of Issuance	TBD - \$10,000
Administration Fee	\$2,000
Site Acquisition	\$10,000
Demolition	\$103,100
Site Prep/Grading	\$169,200
Utilities	\$190,500
Street	\$29,500
Public Parking/Landscaping	\$153,000
Arch/Engineering	\$26,000
Legal	\$28,000
Total	\$731,100

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Evidence

- Invoices
- Documents
- Contracts
- Check stubs
- Releases







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Approval Required of Cost Certification

- Form must be submitted and signed
- Must have the necessary supporting documents
- THEN Must have Authority approval

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TIF – Payments

-  Redeveloper will pay their ENTIRE tax bill, just like if TIF was not a thing. Still due at the same time. Still subject to penalties.
-  County Treasurer will break out that tax payment between the base value and the incremental increase.
-  The taxes on the base value will be distributed to each taxing entity as normal.
-  The taxes on the incremental increase will ALL come to the City.

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Payments from County Treasurer

- Each Month you will receive a property tax remittance statement

10/01/2024
03:26 PM

Saunders
MONTHLY COLLECTION REPORT
Fund # 6700 WAHOO (CF)
September 30, 2024

Page 1

Account	September	Year-To-Date
185-00 DISBURSEMENTS	-102,585.03	-156,787.12
326-23 2023 RE & PP TAXES	23,245.88	124,847.00
363-01 PROPERTY TAX COMMISSION	-232.46	-1,248.47
	Month Total	-77,571.53
	Previous Fund Balance	100,555.03
	Current Fund Balance	23,013.50

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Payments to Redevelopers or Note Holders:

- Find a process that works for you
- In Wahoo payments are processed monthly
- Payment approval to the redeveloper is part of our normal claim approval process
- THE REDEVELOPER **NEVER** GETS MORE MONEY THAN WHAT IS PAID IN - WHETHER THAT IS IN THE FORM OF PROPERTY TAXES OR PROPERTY TAX CREDITS.
- THE REDEVELOPER **NEVER** GETS MORE MONEY THAN WHAT IS ALLOWED BY THE REDEVELOPMENT AGREEMENT.
- THE REDEVELOPER **NEVER** GETS PAYMENTS FOR LONGER THAN THE TERMS DESCRIBED IN THE REDEVELOPMENT AGREEMENT.

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Sample Worksheet

BOMGAARS TIF RECONCILIATION

Date	Description	Amount	Running Total	Balance - City	Prnt to BOM	Balance - BOM
1/1/2017	Total Amount as per Agreement	\$ -	\$ -	\$ 12,000.00	\$ -	\$ 600,000.00
2/15/2018	Property Tax Credit (From State)	\$ 2.32	\$ 2.32	\$ -	\$ -	\$ 600,000.00
5/2/2018	1st S/2 Property Taxes	\$ 22.37	\$ 24.69	\$ -	\$ -	\$ 600,000.00
5/2/2018	1% Commission pd to Co. Treas	\$ (0.27)	\$ 24.42	\$ -	\$ -	\$ 600,000.00
9/13/2018	2nd S/2 Property Taxes	\$ 22.37	\$ 46.79	\$ -	\$ -	\$ 600,000.00
9/13/2018	1% Commission pd to Co. Treas	\$ (0.28)	\$ 46.51	\$ -	\$ -	\$ 600,000.00
2/15/2019	Property Tax Credit (From State)	\$ 434.30	\$ 480.81	\$ -	\$ -	\$ 600,000.00
5/2/2019	1st S/2 Property Taxes	\$ 5,255.28	\$ 5,744.09	\$ -	\$ -	\$ 600,000.00
5/2/2019	1% Commission pd to Co. Treas	\$ (52.56)	\$ 5,691.53	\$ -	\$ -	\$ 600,000.00
9/1/2019	2nd S/2 Property Taxes	\$ 5,255.28	\$ 10,946.81	\$ -	\$ -	\$ 600,000.00
9/1/2019	1% Commission pd to Co. Treas	\$ (52.56)	\$ 10,894.25	\$ -	\$ -	\$ 600,000.00
2/15/2020	Property Tax Credit (From State)	\$ 2,172.20	\$ 13,066.45	\$ -	\$ -	\$ 600,000.00
2/15/2020	1% Commission pd to Co. Treas	\$ (11,721)	\$ 1,345.25	\$ -	\$ -	\$ 600,000.00
4/15/2020	Reimbursement to City	\$ (12,000.00)	\$ 1,046.73	\$ (12,000.00)	\$ -	\$ 600,000.00
6/9/2020	1st S/2 Property Taxes	\$ 20,698.07	\$ 21,744.80	\$ -	\$ -	\$ 600,000.00
6/9/2020	1% Commission pd to Co. Treas	\$ (206.98)	\$ 21,537.82	\$ -	\$ -	\$ 600,000.00
9/29/2020	Payment to Bomgaars	\$ (21,537.82)	\$ -	\$ -	\$ (21,537.82)	\$ 578,462.18
10/8/2020	2nd S/2 Property Taxes - 2019	\$ 20,698.07	\$ 20,698.07	\$ -	\$ -	\$ 578,462.18
10/8/2020	1% Commission pd to Co. Treas	\$ (206.98)	\$ 20,491.09	\$ -	\$ -	\$ 578,462.18
10/15/2020	Payment to Bomgaars	\$ (20,491.09)	\$ -	\$ -	\$ (20,491.09)	\$ 557,971.09
1/15/2021	Property Tax Credit (From State)	\$ 1,055.20	\$ 1,055.20	\$ -	\$ -	\$ 557,971.09
4/15/2021	Property Tax Credit (From State)	\$ 1,055.20	\$ 2,110.40	\$ -	\$ -	\$ 557,971.09
3/15/2021	1st S/2 Property Taxes	\$ 20,236.75	\$ 22,347.15	\$ -	\$ -	\$ 557,971.09
3/15/2021	1% Commission pd to Co. Treas	\$ (202.37)	\$ 22,144.78	\$ -	\$ -	\$ 557,971.09

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Project End

When the terms of a Redevelopment Agreement have been met the County Assessor and County Treasurer Must be notified.

Rhonda Andreasen
Saunders County Assessor
433 North Chestnut Street, Suite #200
Wahoo, NE 68094

Amber Scanlon
Saunders County Treasurer
433 North Chestnut Street, Suite #201
Wahoo, NE 68096

RE: TIF on Parcel #000294500

Dear Rhonda and Amber:

As required by Nebraska Department of Revenue Codes, Chapter 18 – Community Development Law Regulations, 18-003.03D that states:

"03.03D When the indebtedness incurred for the project has been paid, the local governing body charged with such indebtedness, shall immediately send written notification to the assessor and county treasurer that all further real property taxes shall be distributed to the respective political subdivisions allowed to levy a tax on the project."

I am sending this letter to notify you of a TIF project that has reached completion. The taxes that have previously been split for parcel #000294500, owned by E S Management, LLC, should now be distributed to the various political subdivisions that levied a tax on said parcel. All indebtedness associated with this project and the terms of the redevelopment agreement (in terms of the ad valorem tax) have been satisfied.

Included with this letter is the balance of funds from the distribution of the first one-half of the property taxes on this parcel, for redistribution to the appropriate taxing entities. I have also included a summary of the payments made to the redeveloper in support of the TIF project for your reference.

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Project End: Sample Worksheet

9/15/2022	2nd 1/2 of 2021 property taxes	\$ 7,447.13	\$ 7,858.40	\$ -	\$ -	\$ 12,698.25
9/15/2022	1% Commission pd to Co. Treas	\$ (74.47)	\$ 7,783.93	\$ -	\$ -	\$ 12,698.25
9/15/2022	Payment to Wahoo Locker	\$ (7,783.93)	\$ -	\$ -	\$ (7,783.93)	\$ 4,914.32
2/15/2023	Property Tax Credit (From State)	\$ 483.35	\$ 483.35	\$ -	\$ -	\$ 4,914.32
4/15/2023	Property Tax Credit (From State)	\$ 483.35	\$ 966.70	\$ -	\$ -	\$ 4,914.32
7/15/2023	1st 1/2 of 2022 property taxes	\$ 8,591.32	\$ 9,558.02	\$ -	\$ -	\$ 4,914.32
7/15/2023	1% Commission pd to Co. Treas	\$ (85.91)	\$ 9,472.11	\$ -	\$ -	\$ 4,914.32
7/15/2023	Payment to Wahoo Locker	\$ (4,914.32)	\$ 4,557.79	\$ -	\$ (4,914.32)	\$ 0.00
7/15/2023	Payment to Saunders County Treas	\$ (4,557.79)	\$ -	\$ -	\$ -	\$ 0.00

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CLERK ALERT:

- TIP: Keep a list of the Parcel ID#s for the various TIF Projects you have in your community
 - Use the "Nebraska Taxes On-Line" to help you determine exactly who is paying their taxes each month. The taxes on the base amount will be broken out from the taxes on the incremental increase value.
 - <https://nebraskataxesonline.us/> (Parcel ID 0002063501)
- TIP: Keep a binder of all your TIF project payment records. Keep the County Assessor statement you get each year in that binder. Keep a current worksheet of receipts/payments/balances. Keep payee information in there.

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CLERK ALERT:

- TIP: Do not make a payment to a redeveloper until the TIF eligible project costs have been approved by someone other than you. CYA.
- TIP: Make the payment process to the redeveloper part of your monthly process. Waiting only creates phone calls and messes up your record keeping.
- TIP: Send a copy of the receipts/payment register for the project with the check. This states EXACTLY how much more money they have coming to them.

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REPORTING REQUIREMENTS

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December 1 – Report to State Property Tax Administrator (§18-2117.01)



Copy of the redevelopment plan and any amendments

Date of approval
Effective date
Location and boundaries of the property



Short narrative description of project – including financing and type of business

* Must be filed each year except for the redevelopment plan, unless amended

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Statute is very specific on what must be included



POST ON YOUR WEBSITE FOR FULL TRANSPARENCY



SEND REPORT TO EACH TAXING ENTITY

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Additional Detailed Report

- Detailed report to Council and made available on City website
- Contains details on each project – and payments made each year
- Contains comparison to our peer communities
- Contains our TIF Guidelines/Policy
- General Annual Summary for the Council

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CLERK ALERT:

- TIP: There is no shame in copying a format you like from another entity. Why reinvent the wheel?
- TIP: Keep it simple. Maybe your Council or Board is not interested in the same details mine is.
- TIP: Put these deadlines in your calendar. Make them part of your process.
- TIP: Pay attention to League Bulletins or information on law changes that happened during the Legislature. They are always tweaking something!

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CLERK ALERT: RECORDS MANAGEMENT

- §18-2117.04 States:
- “On and after October 1, 2018, each city that has approved one or more redevelopment plans or redevelopment projects that are financed in whole or in part through the division of taxes (as provided in 18-2147) **shall retain copies** of
 - A) all such redevelopment plans
 - B) all supporting documents associated
 - with the redevelopment plans or redevelopment projects,
 - with any related substandard and blighted declaration
 - with any related extremely blighted declaration

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RECORDS MANAGEMENT – page 2

- For either
 - The period of time required any under applicable records retention schedule adopted under the Records Management Act, OR
 - Three years
 - Whichever is longer
- Supporting documents include:
 - Any blighted or extremely blighted study or analysis conducted
 - Any cost-benefit analysis conducted
 - Any invoice, receipt, claim, or contract received or generated by the city that provides support for receipts or payments associated with the plan or project

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MICRO TIF



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Recent program added

- Micro TIF
 - Must adopt a resolution to authorize use of this program
 - Application is very simple – form provided by NDED

ELIGIBILITY

A redevelopment plan for a project is eligible if:

- Includes ONE project
- Property must be in a designated blight and substandard area and must involve either
 - Repair, rehabilitation, or replacement of an existing structure that has been within the corporate limits of the city for at least 60 years, or
 - Redevelopment of a vacant lot that has been within the corporate limits for at least 60 years
- Assessed value when complete is estimated to be no more than:
 - \$350,000 for a single-family residential structure
 - \$1,500,000 for a multi-family residential structure or commercial structure

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EXAMPLES

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Wahoo Projects Successful...

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Omaha Steel Castings



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Bomgaars



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Sid Dillon's Chevrolet



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Wahoo State Bank



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JEO Consulting Group



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Wahoo Locker



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Wahoo Projects
Not So
Successful...



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Rock Creek Fur

Wahoo Housing Partners

Chestnut Neighborhood North

Wahoo Super

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Simple Explanation - Video

- <https://youtu.be/yH4ulBcj-Y0?feature=shared>

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Things I don't know about


These are topics you should do your own research on as they were not covered in this session.

-  Extremely blighted area (§18-2101.02)
-  Workforce housing
-  Natural disaster areas
-  Redevelopment Project with multiple projects

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QUESTIONS?

Thank you for your attention and time!



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